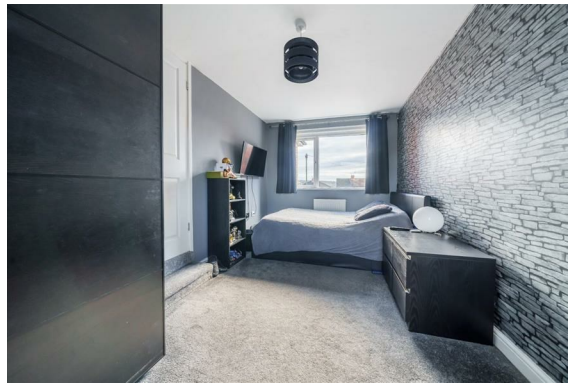


Calcaria Road, Tadcaster, LS24 9HH

- FOUR BEDROOM SEMI DETACHED HOUSE
- LARGE LIVING ROOM FEATURING A MULTIFUEL BURNER
- CUL DE SAC
- REAR GARDEN FEATURING A POND
- SINGLE GARAGE
- COUNCIL TAX BAND D / EPC D

HUNTERS®
HERE TO GET *you* THERE

Asking Price £315,000

Calcaria Road, , Tadcaster, LS24 9HH - Asking Price £315,000

DESCRIPTION

Hunters Wetherby are delighted to present this extended, four bedroom, semi-detached home.

Situated in the heart of Tadcaster the downstairs living of this property briefly comprises of entrance hall, open plan lounge/diner, kitchen, utility room, W/C and garage.

At the front of the property is the lounge, which features a large bay window that looks over the front garden and fills the space with natural light, a multifuel burner makes this space cosy and warm.

Opening from the lounge, the dining room is ideal for modern living or entertaining.

Situated at the rear of the property, with views over the garden, the kitchen is fitted with a mix of wall and base units, with integrated gas hob, electric oven and dishwasher, with space for a washing machine and fridge freezer. It is both contemporary and modern in finish.

To the first floor of the property there are three double bedrooms and one single bedroom. The four piece family bathroom finishes the upstairs space, it comprises of a separate bath and shower, sink basin and W/C.

Outside of the property is a fantastic enclosed rear garden with paved patio and lawned area featuring the most amazing ornamental pond and fenced boundaries. To the front the property is a driveway suitable for multiple vehicles and a garage.

Calcaria Road, Tadcaster, LS24

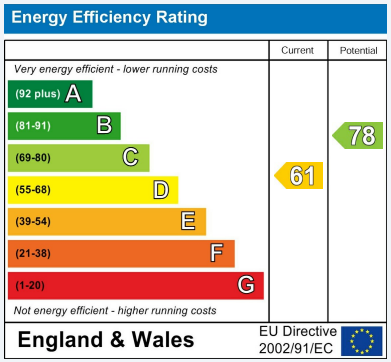
Approximate Area = 1271 sq ft / 118 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1404 sq ft / 130.3 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Hunters Property Group. REF: 1064449

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email:
wetherby@hunters.com https://www.hunters.com

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